

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8755**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **515 Kimbark Building**
7. Building address: **515 Kimbark Street**
8. Owner name: **515 Kimbark Limited Liability Co.**
Owner address: **PO Box 978**
Longmont, Colorado 80502

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **SW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446210**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **32-36** Block: **40**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style ("Fun Architecture")

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet **14,700 square feet**
16. Number of stories: **2**
17. Primary external wall material
Brick
Wood / Vertical Siding
18. Roof configuration (enter one):
Flat Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Balcony

21. General Architectural Description

Designed and built in the early 1970s, this distinctive office building is located on the west side of Kimbark Street, just east of downtown Longmont. Asphalt parking lots flank the building to the north and south, and an asphalt-paved alley is to the west. Designed by Longmont architect Keith Ames, the building features the use of brick, rounded arches, and buttresses on the second story. Generally rectangular in shape, the structure is two stories tall, and measures approximately 80' N-S by 96' E-W. The building's east elevation fronts directly onto a wide concrete sidewalk which parallels Kimbark Street. The foundation is concrete, faced with red brick comprised of six stretcher courses, topped by a course of rowlocks which project from the wall surface and serve as a water table. The building's first story exterior walls are red brick, laid in running bond, with a course of bricks laid as soldiers as the topmost course. The building's second story is cantilevered out over the first story,, and the second story walls are made of painted dark brown wood, with many buttresses. The roof is flat. Windows on the building's first and second stories features founded arches. The first story windows also display decorative, projecting, brick window surrounds. Two, very distinctive, rounded arch entryways are located on the north and east elevations. The founded arch design is repeated in an arched entry into the parking lot at the south end of the property. A metal fire escape is located on the building's west elevation, which fronts toward the alley.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the west side of Kimbark Street, one block east of Main Street, in one of Longmont's oldest core residential neighborhoods. The area, which was platted in 1872 as part of Longmont's original townsite, is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1971-1972**

Source of information:
Keith Ames

26. Architect:
Keith Ames

Source of information:
Keith Ames

27. Builder/ Contractor:
Jim Koch / KCI Construction

Source of information:
Keith Ames

28. Original owner:
Keith Ames, et. al.

Source of information:
Keith Ames

29. Construction History (include description and dates of major additions, alterations, or demolitions):

This building was designed by Longmont architect Keith Ames in the early 1970s. The first story was built in about 1971-1972, with Jim Koch as the general contractor. Koch's contracting firm later became known as KCI Construction. The building's second story was built two or three years after the first story was completed. Keith Ames, the architect, stated in a telephone interview that the building's style was "fun architecture." Part of this design plan was to incorporate the use of brick, arches, and buttresses. There have been not additions, and no notable exterior alterations to the building since the mid-1970s. In earlier years, six single-family residences were located along the west side of the 500 block of Kimbark Street. These houses – built between 1895 and 1906 – were all razed in the late 1960s and early 1970s.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Professional**
32. Intermediate use(s): **Commerce and Trade / Professional**
33. Current use(s): **Commerce and Trade / Professional**
34. Site type(s): **Professional Office Building**

35. Historical Background

This distinctive building was designed by noted Longmont Architect Keith Ames, and constructed in the early 1970s. The first story was built in 1971-1972, and the second story was added about two years later. Longmont building Jim Kock was the project's general contractor. Mr. Koch tragically died in an automobile accident in the late 1970s, however, the company he founded (now known as KCI Construction) is still in business in Longmont.

Keith Ames, the building's architect, grew up in Washington state before coming to the University of Colorado to study architecture. He received his degree in architecture from CU in the mid-1960s and received his license to practice a year later. He opened an office in Longmont in 1967, and has been in practice here ever since. Mr. Ames is credited with the design of several noteworthy buildings, both regionally, and as far away as the Virgin Islands. In Longmont, he is probably best known for his design of the Longmont Civic Center complex in 1976. Also in Longmont, in addition to this building, he designed the First Bank North at 17th Avenue and Main Street, and the Westview Presbyterian Church at Hover Road and 15th Avenue. In Fort Collins, Mr. Ames designed a large addition to Foothills Fashion Mall, and the Palmers Florist Building on South College Avenue. He is also credited with the design of several banks and churches, in Wyoming, Nebraska and elsewhere. At the peak of his career, Mr. Ames employed eight people in his office, which was located in this building. He is now semi-retired, but is presently working on the design of a bank to be built in Granby.

This building has served as a professional office building since its construction. In a telephone interview, Mr. Ames, stated that he considered the building's style to be "fun architecture," and further, that in designing the building he sought to incorporate the use of brick, arches, and buttresses. He also indicated that he thought the building had a slight Oriental touch.

In earlier years, six single-family residences were located along the west side of the 500 block of Kimbark Street, where this building and parking lots are now located. These houses – built between 1895 and 1906 – were all razed in the late 1960s and early 1970s.

36. Sources of Information

Ames, Keith. Telephone interview with Carl McWilliams, March 24, 2001.

(Boulder County) "Real Estate Appraisal Card – Urban Master." (for 511, 513, 517, 519, 525, 529 and 537 Kimbark Street)." On file at the Boulder Carnegie Library.

"Local History Project Wins State Grant." *Longmont Times-Call*, December 12, 1989, p. 1.

Manley, Connie. Interview with Carl McWilliams, March 6, 2001.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

xx Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

xx 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

xx 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Commerce; Community Planning and Development

40. Period of Significance: **1970-present**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This landmark building is architecturally significant relative to National Register of Historic Places Criterion C, and City of Longmont Standards of Designation 2.56.040-B (2), 2.56.040-B (3), and 2.56.040-C (2). The building is significant because it was designed by a notable Longmont architect, whose work has profoundly influenced the development of Longmont. It is also architecturally significant because it rates as one of Longmont's most outstanding buildings of its time period, the 1960s and 1970s. Because it is one-of-a-kind building, because it was designed by an eminent architect, and because it is one of the city's very best building's in representing its time period, this building probably meets Criterion Consideration G. As such it may be considered individually eligible for inclusion in the National Register of Historic Places, although it is presently under fifty years old.

43. Assessment of historic physical integrity related to significance:

This building remains essentially unaltered from its original construction in the early 1970s. There have been no additions, and no notable exterior alterations, following the construction of the second story in about 1974.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located one block west of the East Side Historic District, a residential district listed in the National Register of Historic Places. The property is also located less than a block east of Main Street in downtown Longmont. Properties in this area on the west side of Kimbark Street have the potential to be incorporated into the existing East Side Historic District, or to be incorporated into a commercial district made up primarily of building's along Longmont's Main Street.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-2**

Frame(s): **11-15**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 4, 2001**

50. Recordors: **Carl McWilliams and Karen McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**